

PROPERTY CONDITION REPORT

4140-4146 N. Fremont Ave.
Minneapolis, MN
October 23, 2015
Terracon Project No. F2158516



Prepared For:
City of Minneapolis- Community Planning & Economic Development
105 Fifth Ave. South, Suite 200
Minneapolis, MN 55401-2534

Prepared By:
Terracon Consultants, Inc.
Naperville, IL

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Environmental



Facilities



Geotechnical



Materials

October 23, 2015



City of Minneapolis- Community Planning & Economic Development
105 Fifth Ave. South- Suite 200
Minneapolis, MN 55401-2534

Attn: Mr. Abdulkadir Jama
Engineer, Residential & Real Estate
P: 612-673-5033
E: Abdulkadir.Jama@minneapolis.mn.gov

Re: Property Condition Report
4140-4146 N. Fremont Ave.
Minneapolis, MN 55412
Terracon Project No. F2158516

DRAFT

Dear Mr. Jama:

Terracon is pleased to provide this Property Condition Report of the subject improvements. This work was performed in general accordance with the scope of services outlined in the Terracon Proposal number PF2150019 dated September 22, 2015 as identified in the scope section of this Report and our Agreement for Services.

We appreciate the opportunity to be of service to you on this project. In addition to Facilities Services, our professionals provide geotechnical, environmental, construction materials services on a wide variety of projects locally, regionally and nationally. For more detailed information on all of Terracon's services please visit our web site at <http://www.terracon.com>. If you have any questions concerning this Report, or if we may be of further service, please contact us.

Sincerely,
Terracon Consultants, Inc.

DRAFT

DRAFT

Jay T. Henning, RRO
Project Professional
Facilities Services

Eric N. Smith, NCARB
Principal
Facilities Services

Attached: Property Condition Report



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Property Condition Report

4140-4146 N. Fremont Ave. ■ Minneapolis, MN

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Appendix A – Exhibits: FOIA Requests (Building/ Zoning/ Fire Depts.), General FOIA Reply**Appendix B** – Photographic Documentation

1.0. EXECUTIVE SUMMARY - DRAFT

General Property Identification Summary

Item	Description
Property Name	4140-4146 N. Fremont Ave.
Property Address	Minneapolis, MN 55412
Type of Facility	Mixed-use retail/ residential
Site Area	Not provided Acres
Total Parking Spaces	Not available
Number of Buildings	1
Number of Stories	1 & 2
Building(s) Area (SF)	12,686 Gross
Year(s) Constructed	Not provided
Year(s) Renovated	NA
General Construction	Vacant 1- and 2-story property consisting of wood framing on CMU foundations with brick masonry front façade and CMU side and rear walls and low-slope roofing systems on wood decking. The doors and windows are a mix of single-pane in wood or aluminum frames. HVAC primarily consists of split systems with gas-fired furnaces (exterior condensers were not observed). The building is not fire sprinklered.
Date of Site Visit	October 7, 2015
Survey Conducted By	Jay T. Henning, RRO

Summary of Recommended Expenditures

1.1 Immediate Repairs Summary

	Total Cost
Time Period for Repair	0 to 1 YR
Total Immediate Repair Cost	\$5,000

1.2 Replacement Reserve Summary

	Total Cost
Evaluation Term	10
Building(s) Area	12,686
Total Replacement Reserve Cost	\$314,400
Total Inflated Replacement Reserve Cost	\$314,400
Inflation Factor	3.0%
Total Replacement Reserve (per SF per Year)	\$2.48
Total Inflated Replacement Reserve Cost (per SF per Year)	\$2.48

1.3 ADA Related Cost Summary

	Total Cost
Total ADA Compliance Cost	\$0



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1.1 Immediate Repairs Cost Table - DRAFT

Project:	4140-4146 N. Fremont Ave.	Building(s) Area:		12,686	Square Foot	
	Minneapolis, MN 55412	No. of Bldgs:		1		
	Mixed-use retail/ residential	Reserve Term:		10	Years	
	1 & 2	Property Age:		Unknown	Years	
I - 1	Item Description	Quantity	U	Cost	I-Total\$	Comments
	Additional Investigation (structural):	1	Allowance	\$5,000.00	\$5,000	Allowance for structural engineer to observe, test and report on found conditions including: rear beam/ column shift at rear of basement of 4140, integrity of floor joists with observed mildew along the rear of the building, and confirmation of basement slab integrity at observed (scattered) cracks/ bulges in basement slab. Costs for repairs have not been included. Note that if significant structural compromise is reported by the engineer, potential high costs for repairs should be closely evaluated with regard to redevelopment of the building in taking into consideration all other repairs recommended throughout this report.
	Total Immediate Repairs				\$5,000	
	Cost per SF				\$0.39	
Draft Report:	Costs and information contained in Draft Reports may be subject to additional input or further analysis prior to the issuance of the final report. This ongoing activity could ultimately alter the conclusions and data contained in the Draft Report. Draft-status information or partial release of a Report should only be utilized by interested parties with the knowledge that minor or substantial changes in the evaluations or recommendations could occur before the final Report is issued. Decisions and actions by the Client based on information contained in a Draft Report prior to issuance of the final report should be undertaken only after careful review of this cautionary advisory.					



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Draft Report:	Costs and information contained in Draft Reports may be subject to additional input or further analysis prior to the issuance of the final report. This ongoing activity could ultimately alter the conclusions and data contained in the Draft Report. Draft-status information or partial release of a Report should only be utilized by interested parties with the knowledge that minor or substantial changes in the evaluations or recommendations could occur before the final Report is issued. Decisions and actions by the Client based on information contained in a Draft Report prior to issuance of the final report should be undertaken only after careful review of this cautionary advisory.
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- Footnotes: 1) Refrigerant / Equipment Note: Federal legislation enacted in 2008 mandated higher minimum energy efficiency ratings and usage of different refrigerants in air conditioning equipment. Implementation dates, demand for product, and manufacturer's inventory of equipment will impact the date when associated higher costs will be seen. Since market conditions vary, the actual date and costs realized by the industry and assumed by this Report can also vary. See "Energy Policy Act" Advisory Note in Report.
- 2) The roofing related Items identified as immediate repairs should be completed as soon as reasonably possible. Delay in repairing roof items results in further deterioration of the roof systems which could ultimately impact the RUL of the roof assembly and dramatically increase the repair costs.

Reserves



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1.3 ADA Cost Table - DRAFT

Project:	4140-4146 N. Fremont Ave.	Building(s) Area:	12,686	SF		
Location:	Minneapolis, MN 55412	No. of Bldgs:	1			
Type of Facility:	Mixed-use retail/ residential	Reserve Term:	10	years		
No. Stories	1 & 2	Property Age:	Unknown	years		
A - 1	Item Description	Quantity	U	Cost	A-Total\$	Comments
	ADA costs not required at this time.					An ADA Accessibility study was not performed at this presently vacant site. It is assumed that any redevelopment of this building would require compliance with current ADA standards and would be addressed in any plan set to include such areas as parking, building entrances, public restrooms, common area access, etc. As such, no costs have been included in this Report.
	Total Cost				\$0	
	Cost per SF				\$0.00	
Draft Report:	Costs and information contained in Draft Reports may be subject to additional input or further analysis prior to the issuance of the final report. This ongoing activity could ultimately alter the conclusions and data contained in the Draft Report. Draft-status information or partial release of a Report should only be utilized by interested parties with the knowledge that minor or substantial changes in the evaluations or recommendations could occur before the final Report is issued. Decisions and actions by the Client based on information contained in a Draft Report prior to issuance of the final report should be undertaken only after careful review of this cautionary advisory.					

Property Condition Report

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1.4 Narrative General Description

Terracon completed this Property Condition Report for the property located at 4140-4146 N. Fremont Ave. in Minneapolis, MN. The site consists of a single retail building (one-story on 4140-42 and two-story with limited multifamily apartment units on the second floor of the 4144-4146 half) with basement. The property contains a reported total of 12,686 square feet of gross building area. The building's original year of construction is unknown but rests on a .29-acre parcel of land. The building is currently vacant.

There is a nondescript parking area in the rear (east side) of the building with partial deteriorated asphalt and gravel. The south side of the building abuts a neighboring property, the front (west side) is fronted by the public sidewalk along North Fremont Ave. and the 1st floor of the north side immediately abuts a neighboring building. Due to the lack of documentation, surface drainage is assumed to flow to the alley along the east side of the property and then into the municipal drainage system. A detention/retention basin is not utilized to regulate the outflow from the site.

The building is wood-framed atop CMU foundation walls on spread concrete footings. The basement floors are grade-supported concrete slabs. The exterior of the building consists of CMU on the two sides and rear with assumed brick veneer on the front elevation (along with a mix of localized wood shakes, corrugated metal and aluminum faux wood shakes above the entrances on 4140-42); the upper floor of 4144-46 has metal siding panels. The wood structure supports wood floor and roof joists. The window and door systems are conventional storefront units with single glazing set in aluminum or wood frames. The low-slope roof atop the 4140-42 half is an asphaltic system while 4144-46 has a spray-foam membrane.

The spaces are heated with gas-fired furnaces. Cooling within the commercial spaces was indeterminate while the residential spaces appear to have utilized window-units. Utilities, including potable water, sanitary sewer, natural gas and electricity, are provided to the site by local municipalities or private companies but are all currently offline.

The building is not fire sprinklered.

1.5 Historical Capital Improvements

These items were reported to have been previously completed at this property. The timing and quality of these past capital improvements may affect the budgeted expenditures indicated in the cost tables of Terracon's Report.

Reported Capital Expenditures	Year Completed	Approximate Costs/Comments
None reported or observed		

1.6 Work-in-Progress Capital Improvements

The following capital improvements to this property are either under construction or have signed contracts with construction to begin soon. These costs have not been included in the cost tables of Terracon's Report.

Work-in-Progress	Reported Completion Date	Approximate Costs/Comments
None reported or observed		

1.7 Planned Capital Improvements

The following items are planned work items that are currently being considered by Ownership. Some of these costs have been included in the cost tables of this Report, if considered to be a current or short-term capital need at this property. If deemed to be an upgrade or discretionary cost they have not been included in the cost tables of Terracon's Report.

Planned Capital Expenditures	Date to Begin	Approximate Costs/Comments
None reported or observed		

1.8 General Physical Condition

Site improvements and the building are in generally poor condition and appear to have received below average maintenance.

The building is assumed to be over 60-years old; it is unknown as to how long the building has been vacant, but can be assumed to have been so for a few years. Most of the major equipment and building systems will require significant repairs or replacement in the near term to make it habitable. These capital reserve items are included in the cost tables of this Report.

1.9 Tenant Responsibilities

As the building is presently vacant, this would not apply. **See Advisory Note in Section 4.4 of this Report.**

1.10 Recommended Additional Investigation

Terracon recommends the following evaluation be completed as part of the due diligence for this transaction:

- Allowance for structural engineer to observe, test and report on found conditions including: rear beam/ column shift at rear of basement of 4140, integrity of floor joists with observed mildew along the rear of the building, and confirmation of basement slab integrity at observed (scattered) cracks/ bulges in basement slab. Costs for repairs have not been included. Note that if significant structural compromise is reported by the engineer, potential high costs for repairs should be closely evaluated with regard to redevelopment of the building in taking into consideration all other repairs recommended throughout this report.

2.0 PURPOSE AND SCOPE

2.1 Purpose

The purpose of this Property Condition Report is to observe and document readily visible material and building system defects which might significantly affect the value of the property, and determine if conditions exist which may have a significant impact on the continued operation of the facility during the evaluation period. This work is being completed in anticipation of a potential redevelopment of the property.

2.2 Scope

The Scope of Work was developed in general conformance with ASTM E 2018 – 08, Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process and Terracon Proposal No.PF2150019 dated September 22, 2015. The scope included a site visit, limited interviews with property management personnel and some tenants (if applicable) and a review of readily available construction documents (drawings and specifications) provided by the Client. The site assessment included visual observations of the following system components: site development, building exterior and interior, building structure, mechanical, electrical and plumbing systems, conveyance systems, life safety/fire protection, and general ADA issues.

This Report does not confirm the presence or absence of items such as mold, asbestos, environmental conditions or hazardous substances on this property.

2.3 Personnel Interviewed

In conjunction with our on-site visit and while attempting to gather pertinent information on this property, the following personnel were interviewed or have provided information, which we have relied upon in the assembly of this Report. These individuals were designated as knowledgeable about the site and related improvements.

Name	Title	Telephone
Jordan (minneapolis311)	Not provided	612-673-3000

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2.4 Documentation

Terracon was not provided with any documentation for this property. Typical documents, such as: Terracon's Pre-site Visit Questionnaire, design documents, geotechnical reports, building mix/unit data, Certificate(s) of Occupancy, past capital expenditures summary, projected capital improvements, fire department inspection reports, backflow preventer tests, termite inspection reports, boiler certificate(s), Department of Revenue Retailer's Certificate of Registration, were requested, but not provided.

2.5 Reported Compliance with Code and Regulations

Item	Comment
Building Department Code Violations	No current violations on file, per FOIA response dated 10/7/2015.
Zoning Department Code Violations	No current violations on file, per FOIA response dated 10/7/2015.
Certificate of Occupancy	Requested but not provided
Fire Code Violations	A request was sent to the City of Minneapolis' Fire Dept. on 10/7/2015. At the issuance of this Report, a response has not yet been received.
Frequency of Inspections	Expected to be included as part of the Fire Division's response.
Zoning Classification	C1 (Neighborhood Commercial District) per the online Minneapolis zoning map.
Occupancy	Vacant; formerly restaurants on 1 st floor (4140-46) and apartment units on 2 nd floor (4144-46).
Flood Zone	Zone X, defined as areas determined to be outside the 0.2% annual chance floodplain per FEMA flood map no. 27053C0218E dated 9/2/2004.
Seismic Zone	Zone 0, defined as an area of very low probability of damaging ground motion.

2.6 Reliance

This Report was prepared pursuant to the contract Terracon has with the City of Minneapolis' Community Planning & Economic Development. This Report is for the exclusive use and benefit of, and may be relied upon by City of Minneapolis' Community Planning & Economic Development and no other party shall have any right to rely on any service provided by Terracon Consultants, Inc. without prior written consent.

The PCA Report may be relied upon by you as a description of the observed current conditions of the building and site improvements, only as of the date of this Report, and with the knowledge that there are certain limitations and exceptions within the Report that are reflective of the scope of services as defined in our contract. Any unauthorized reliance on or use of the Report, including any of its information or conclusions, will be at the third party's sole risk. For the same reasons, no warranties or representation, express or implied in this Report, are made to any such third party. Reliance on the Report by the client and all authorized parties will be subject to the terms, conditions and limitations stated in the contract Terms and Conditions. The limitation of liability defined in the Terms and Conditions is the aggregate limit of Terracon's liability to the client and all relying parties.

3.0 DESCRIPTION AND CONDITION

3.1 Site Improvements

Item	Descriptions					
Paving	Mix of asphaltic concrete and gravel for rear parking area					
Driveways	NA; off-site public alley leads to rear parking area					
Curbs	NA					
Site Utilities	The following is a list of the assumed utility providers for the project (no information provided; utilities are all presently offline):					
	Sanitary Sewer:	City of Minneapolis				
	Domestic Water:	City of Minneapolis				
	Storm Sewer:	City of Minneapolis				
	Gas Service:	Xcel Energy				
	Electric Service:	Xcel Energy				
Sanitary Sewer Service	Wastewater drainage is provided by gravity flow through subsurface piping to the municipal sewer main. The type of piping used for the sanitary sewer and is considered to be a hidden condition.					
Water Service	City water main is tapped to provide potable water to the building. The type of piping used for the water distribution system is considered to be a hidden condition.					
Site Drainage (Storm Sewer)	Sheet flow to municipal system via area drains in the off-site alley or public street. The type of piping used for the drainage system is considered to be a hidden condition. The site does not utilize a retention/detention basin for storm water control.					
Site Gas Service	Underground to meters in the basement of each portion of the building.					
Site Electrical	Pole-mounted transformer, then overhead to electrical service mast to individual meters within the basement portions of the building.					
Site Lighting	None; minimal lights along rear of building.					
Parking Type	Surface Parking					
# of Parking Spaces	Building/Lot:	Surface	Covered/ Garage	Standard - Accessible	Van - Accessible	TOTAL
	No count available; striping not visible on deteriorated rear parking area.					
Sidewalks	NA; concrete public sidewalk along building frontage.					
Landscaping	NA; overgrown brush and tree along south side of rear parking area; overgrown weeds/ brush along portions of rear of building.					
Irrigation	NA					

3.1 Site Improvements

Item	Descriptions
Fences	Small portion of wood privacy fencing extending east from the southeast corner of the building to the alley is assumed to belong to the subject property.
Retaining Walls	Localized, low-height concrete retaining walls along the rear of 4144-46 (to provide step-down access to rear doors) and low-height CMU wall (in similar fashion) around the rear door of 4140.
Dumpster Area	None; site presently vacant; dumpsters assumed to have been placed directly on pavement of rear parking area.
Easements	No survey drawings were available for review of easements.

Site Improvements Conditions and Recommendations

The site components appear to be in generally poor condition. The rear parking area has deteriorated to a mix of old asphalt, concrete and gravel. Upon redevelopment, the entire parking area should be fully removed down to the sub-base and new pavement (with assumed localized re-compaction of sub-base) system to be installed.

Due to the apparent moisture infiltration into the rear of the building (discussed in Section 3.2, below), it is assumed that the retaining walls along the rear of the building should be observed and possibly repaired or rebuilt in conjunction with reconstruction of the parking area to ensure positive drainage is provided within the “wells” around the rear access doors. This would coincide with removal of the overgrown weeds and brush to expose and check any drainage pipes in these areas, as well.

Include replacement of wood privacy fencing during any reconstruction of the rear parking area.

Immediate Repairs:

- NA; as the site is presently vacant, all costs are being placed into Year 1 of the Replacement Reserves as part of an assumed redevelopment of the property.

Replacement Reserves:

- Allowance for reconstruction of the rear parking area, repairs/ replacement of localized retaining walls around “wells” at rear access doors, removal of weeds/ brush at “wells” with subsequent investigation of localized drains (replacement costs for any drain issues is considered a hidden condition; as such, costs have not been included but would be assumed to be higher) and replacement of wood privacy fence.

3.2 Building Exterior

Item	Descriptions
Foundation	Observed continuous reinforced concrete spread footings at perimeter with CMU perimeter foundation walls.
Ground Floor Slab	Non-sealed reinforced concrete slab-on-grade.
Superstructure	Wood framing, throughout, supported by wood beams and columns down the center of each portion of the basements; includes wood-framed roof structures.

3.2 Building Exterior

Item	Descriptions
Upper Floor Framing	Plywood floor sheathing over wood joists for the second floor of 4144-46.
Exterior Walls	Painted CMU along the sides and rear of the 1 st floor with brick veneer along the front façade (1 st and 2 nd stories) with painted metal paneling along the sides and rear of the 2 nd story of 4144-46. Localized wood shakes/ slats are used to in-fill crawlspace openings along the front of the building. Corrugated metal panels used as an accent strip along the top of the façade of 4140-42.
Windows / Doors	Windows primarily consist of single-pane glass in aluminum frames of the 1 st floor commercial spaces; single-pane in wood-frame single-hung windows within the apartment units of the 2 nd floor of 4144-46; localized glass block in some rears of the 1 st floor commercial spaces. Entry doors to the commercial spaces are typical single-pane storefront glass. Rear doors are either solid wood or metal-clad in wood frames.
Sealants	Elastomeric around window and door penetrations.
Service Entrance	There is no loading dock at the property. Loading and unloading is performed at the rear of the building with access through personnel doors.

Building Exterior Conditions and Recommendations

These building components appear to be in generally fair to poor condition. Various cracks in the rear CMU at 4140 may be related to the observed shift of the rear portion of the wood beam observed in the basement of 4140. This also appeared to translate to a deflection in the main floor in the rear of 4140. A structural engineer should be retained to further investigate this condition and provide a supporting report.

Moisture staining and cracks were observed on the interior south wall of the main floor of 4140. This appears to be related to the improper/ failed roof flashings below the bell-style copings atop said wall, along with observed deteriorated brick masonry near the southwest corner. A majority of the front brick veneer appeared to be in fair condition, however, with the aforementioned deterioration noted at the accent arches at the southwest and northwest corners. Several other scattered areas of cracked/ deteriorated CMU/ masonry were observed along the rear elevation, primarily around doors and at the ends of the parapets. This includes a CMU addition to the rear of the 4142 space that may have been for the former restaurant's equipment.

Localized areas of staining and efflorescence were observed scattered throughout the south, east (rear) and north portions of the basement CMU foundation walls. In addition, localized areas of cracks (with efflorescence) and/or bulges in what appears to be a concrete topping of the basement slab were observed in various areas of the basement. The aforementioned recommendation for a structural engineer should also include an evaluation of these areas to confirm the structural capacity of the basement floor has not been compromised (particularly where cracks/ bulges were observed near the wood columns). The crawlspaces were not accessible; however, the front (assumed former window) openings have since been covered with wood shakes/ slats as in-fill. Any redevelopment would assumedly close these in with matching masonry, pending any fire code obligations.

Due to the aforementioned moisture infiltration into the foundation walls and, possibly, into the basements, as well (no standing water was observed; however, musty odors were, but may be related to

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Building Exterior Conditions and Recommendations

the lack of utilities online and an assumed significant amount of vacancy time), localized areas of mildew growth were observed on the floor joists (particularly near the rears of the basements). The structural engineer's assessment of the rear beam/ column of 4140 should also include an assessment of suspect floor joists to confirm that their structural capacities have not been reduced due to potential moisture absorption and deterioration.

Approximately half of the storefront windows of the commercial space are broken (all storefront windows are presently boarded-up). Most of the apartment unit windows are of the old-style weighted rope/ cable sashes and are presently nailed/ screwed shut, with some broken units. Any redevelopment would assumedly include a replacement of all windows and doors around the building.

Immediate Repairs:

- Additional Investigation: Allowance for structural engineer to observe, test and report on found conditions including: rear beam/ column shift at rear of basement of 4140, integrity of floor joists with observed mildew along the rear of the building, and confirmation of basement slab integrity at observed (scattered) cracks/ bulges in basement slab. Costs for repairs have not been included. Note that if significant structural compromise is reported by the engineer, potential high costs for repairs should be closely evaluated with regard to redevelopment of the building in taking into consideration all other repairs recommended throughout this report.
- As the site is presently vacant, all other costs are being placed into Year 1 of the Replacement Reserves as part of an assumed redevelopment of the property.

Replacement Reserves:

- Allowance to dry-out and waterproof all CMU foundation walls from the interior. Note that if found conditions necessitate the need for exterior waterproofing, excavation would be required thus increasing the costs. Only interior work has been recommended, thus far.
- Allowance for crack repairs and re-building locally deteriorated areas of CMU or brick masonry.
- Allowance to replace commercial storefront windows and doors (along with rear doors).
- Allowance to replace all apartment unit exterior windows; this should also include demolition of the wood-framed structure at the southeast corner of the 2nd floor 4144-46 which is accessible from a door within the adjacent bedroom.
- Allowance to replace the metal siding around the three sides of the second story of 4144-46.

3.3 Roof

Item	Descriptions
Field Of Roof	Unknown ages of existing low-slope roofs: smooth-surfaced modified cap above 4140-42 and spray-foam membrane atop 2 nd story of 4144-46.
Flashing / Coping	4140-42: base-sheet flashings extend up the south parapet wall to meet the bell-style copings; EPDM flashing has been added as a temporary repair along the west parapet and along the higher 2 nd floor to 4144-46 along the north side. 4144-46: spray-foam has been tapered up the low-height parapets around the front and three sides to meet what appears to be a metal cap.

3.3 Roof

Item		Descriptions			
Expansion Joints		NA			
Equipment Screen Wall		NA			
Skylights		One small, monitor-style skylight above the front/ center 2 nd story of 4144-46.			
Drainage		Sheet flow to roof edge and collected by gutters and downspouts that discharge to landscaped or paved areas.			
Reported Leaks		Apparent past leaks were observed below the wood-framed lean-to at the southeast corner of the 2 nd story of 4144-46 (as seen, below) in the 4142 space along with moisture staining of the interior south wall of the 4140 space.			
Attic Areas		NA; assumed interstitial space between ceiling/ roof deck of all areas.			
Building or Section	Estimated Roof Area (S.F.)	Roof System	Date Installed	General Condition	Estimated Remaining Service Life (in yrs)
4140-42	4,000	Asphaltic built-up w/ smooth-surfaced modified cap	Unknown	Poor	<1
4144-46	2,500	Spray-polyurethane foam	Unknown	Poor	<1
Warranty In Place		None reported.			

Roof Conditions and Recommendations

The roof components appear in generally poor condition.

Several EPDM repairs were added to the asphaltic membrane atop 4140-42, which are failing at the edges (EPDM should not come in contact with any asphaltic products, including repair mastic) along with holes observed in the EPDM repair bridging 4142 with the metal panels of the 2nd story of 4144-46. In addition, the flashings along the south parapet of 4140 appear to have failed resulting in exposed wood blocking and assumed moisture infiltration into the wall, below.

Numerous holes were observed in the spray-foam roof atop 4144-46. Although some appear to have been repaired, these may be exacerbated by bird activity (typical of this type of system).

Given the observed conditions, as well as the recommended exterior wall repairs listed above, both roof areas should be completely torn off, any locally damaged wood decking replaced (hidden condition) and a new roof system to match current R-value requirements per energy code installed. Although numerous roof membrane options exist, a single-ply membrane has been chosen, below, for advantages of meeting various mechanical flashing requirements given the various wall materials likely to be used.

Immediate Repairs:

- NA; as the site is presently vacant, all costs are being placed into Year 1 of the Replacement Reserves as part of an assumed redevelopment of the property.

Roof Conditions and Recommendations

Replacement Reserves:

- Replacement of both roof areas down to the decking with single-ply membrane and board stock insulation to meet current R-value requirements.

3.4 Building Interior

Item	Descriptions	
General Common Areas	Common front and rear stairway entries to access the four apartment units in the 2 nd floor of 4144-46.	
Tenant Areas	Four commercial/ retail tenant spaces at the 1 st floor of each 4140, 4142, 4144, 4146 spaces with four apartment units.	
Square Footage Confirmation	12,686 gross Square Footage (Per Client)	
	The above square footage was provided by the Client. If knowing a more refined gross square footage of this building is critical for the Client, it is recommended that a BOMA floor area survey be completed to determine the actual square footage.	
Item	Typical Commercial/ Retail Space	Typical Apartment
Walls	Painted gypsum or plaster	Painted gypsum or plaster
Floors	Composition or quarry tile, or carpet	Composition tile or carpet
Ceilings	Suspended acoustic panels or painted metal interlocking panels	Painted plaster
Restroom Finishes	Vinyl wall covering or painted drywall, vinyl floors, and acoustic drop or painted drywall ceiling.	Ceramic tile floors, ceramic tile/ painted plaster walls with painted plaster ceilings.
Basements	Painted or exposed CMU foundation walls, exposed wood floor joists (ceiling) and unsealed concrete floor slab (possible topping pour)	
Water Intrusion / Mold	Suspect mold activity and/ or moisture intrusion was viewed in numerous locations, particularly in basements, in the rear restrooms of the 1 st floor commercial spaces and along the south, interior wall of the 4140 space. See Advisory Note in Section 4.4 of this Report.	

Building Interior Conditions and Recommendations

Interior finishes were observed to be generally in poor condition. In addition to the aforementioned areas of scattered mold/ moisture staining, localized areas of buckled floor sheathing were observed on the first floor at the front of the 4140 space and at the rear of the 4146 space.

Any redevelopment of the property would assumedly include full demolition of all interior finishes, either in an effort to remove any mold, identify any areas of moisture intrusion, and/ or to replace any MEP lines (discussed, below).

Building Interior Conditions and Recommendations

Immediate Repairs:

- NA; as the site is presently vacant, all costs are being placed into Year 1 of the Replacement Reserves as part of an assumed redevelopment of the property.

Replacement Reserves:

- Costs have not been included as they are assumed to be part of any potential tenant build-out (pending their design of the space, etc.). Regardless, a full demolition of all interior finishes is recommended.

3.5 Elevators

Elevators (General)	There are no elevators at this site.
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3.6 Mechanical / Electrical / Plumbing

Item	Descriptions
Heating And Cooling	Split-system HVAC with gas-fired furnaces in the basement with assumed former (removed) pad-mounted A/C units outside the rear for the commercial spaces. Apartment units are assumed not to have been cooled and would've required their own window units.
Ventilation	Restrooms in the commercial spaces are provided with exhaust fans vented to the exterior. The apartment unit restrooms have operable windows.
Main Electrical Distribution	The tenant service size ranges from 60 amps to 100 amps, 125/250 to 120/240 volt, single-phase, three-wire. Tenants are generally provided with their own meter and breaker panels.
Transformer(s)	Utility-owned, pole-mounted
Emergency Generator	None observed.
Branch Wiring	Unknown; considered to be a hidden condition.
Interior Lighting	Mix of older fluorescent or incandescent light fixtures.
Domestic Water Distribution	Mix of copper and galvanized pipe within building per limited observations. No polybutylene piping was observed or reported. Domestic hot water is by gas-fired heaters or boiler (assumed for apartment units of 4144-46) in the basements.
Sanitary	Mix of cast iron, PVC and ABS.
Plumbing Fixtures	Appears to be commercial and residential quality, as applicable.

Mechanical / Electrical / Plumbing Conditions and Recommendations

Note that all utilities had been disconnected at the time of Terracon's site visit. As such, the operating condition of any fixtures or equipment could not be verified. However, given the observed age and condition of the equipment, it is assumed that any redevelopment of the property would include full replacement of all HVAC equipment.

Although the electric meters and main breaker boxes of 4144-46 appeared to have been updated to modern *Square D* equipment, the in-unit fuse boxes still utilized screw-based fuses (and in an inconvenient location, high up on the walls). The incoming service boxes of 4140-4142 appeared to be outdated, under-sized and corroded (in the case of the 4142 boxes). Any redevelopment of the property would assumedly include a replacement of approximately 75% of all electrical equipment.

Most of the plumbing fixtures appeared to be outdated or locally cracked or damaged. Some of the former restaurant equipment supplies and drains appeared to be modern, but ABS piping was also locally observed in the 4142 space. Any redevelopment of the property would assumedly include replacement of all fixtures, along with an allowance for approximately 25% of all supply and drainage lines, as needed.

Immediate Repairs:

- NA; as the site is presently vacant, all costs are being placed into Year 1 of the Replacement Reserves as part of an assumed redevelopment of the property.

Replacement Reserves:

- Allowance for installation of split-system HVAC units for each of the 4 commercial spaces and each of the 4 apartment units; redevelopment designs would likely affect pricing.
- Allowance to replace and upgrade incoming service main disconnects (4140-42) and replace all existing breaker boxes within the 4 commercial spaces and upgrade from screw-based fuses in the apartment units.
- Allowance for anticipated replacement of portion of the water supply and drain piping.

3.7 Fire Protection/Life Safety

Item	Descriptions
Automatic Sprinklers	The building is not fire sprinklered.
Fire Alarm Control Panel	NA
Alarm Devices	None observed.
Smoke / Heat Detectors	None observed.
Pull Stations	None observed.
Fire Extinguishers - Portable	None observed.
Emergency Lighting / Signs	Battery-powered emergency lighting and exit signs were locally observed along paths of egress and adjacent to the exit doors.
Emergency Engine/Generator Set	None observed.

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Fire Protection/Life Safety Conditions and Recommendations

Although the building is not fire sprinklered, any redevelopment of the property would likely include (at a minimum) the installation of hard-wired smoke/ carbon monoxide detectors with an associated FACP. The installation and maintenance of fire extinguishers would be an assumed tenant-related expense.

Immediate Repairs:

- NA; as the site is presently vacant, all costs are being placed into Year 1 of the Replacement Reserves as part of an assumed redevelopment of the property.

Replacement Reserves:

- Allowance for assumed installation of hard-wired smoke/ carbon monoxide detectors with associated FACP upon redevelopment of the property. Any upgrades required by code would be occupancy-dependent and are not included in the cost tables.

3.8 Amenities

Item	Descriptions
General	No significant amenities were observed.

3.9 ADA

Accessibility Related Issues

During our site visit, a limited visual assessment for accessibility was made. This Report identifies physical barriers to accessibility that we observed. Our cursory review is not to be considered a full accessibility survey. A full accessibility compliance survey may reveal further aspects of the facility, which are not accessible. Since compliance can have legal consequences we recommend that the Owner consult with legal counsel prior to taking any action.

Our Opinions of Cost present budget-level values to remove observed Owner-responsible physical barriers are included in the ADA Cost Table of this Report. Modifications that are the tenant's responsibility are not included in our assessment. If client requires that Tenant-responsible items be identified, Client should immediately contact Terracon and request additional services.

If Federal Government funds assisted in acquisition or development, or provide rental subsidies, or if the US-General Services Administration is a Lessee, then Uniform Federal Accessibility Standards (UFAS) apply to this facility. Terracon's scope of services did not include evaluating this facility for UFAS compliance.

Some states and municipalities have adopted building codes similar to the Fair Housing Amendments Act of 1988 (FHAA) and/or Americans with Disabilities Act (ADA) of 1990. In some instances, these code requirements are more restrictive than the FHAA and/or ADA. Terracon's evaluation considered only the FHAA and/or ADA, as applicable to the subject facility.

ADA Compliance

The ADA is civil rights legislation enacted by the United States Congress enacted July 26, 1990. The ADA is not a building code. The United States Department of Justice published revised regulations for the 1990 ADA on September 15, 2010. The regulations adopted revised accessibility standards called the 2010

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ADA Standards for Accessible Design that replaced the *1991 Americans with Disabilities Act Accessibility Guidelines (ADAAG)*.

Facilities Constructed or Altered before March 15, 2012 that are COMPLIANT with the 1991 ADAAG are not required to make further modifications to bring the facility into compliance with the 2010 ADA Standard. Other Facilities that are NOT COMPLIANT with the 2010 ADA Standard shall be made accessible using the 2010 ADA Standard. The 2010 ADA Standard “does NOT address existing facilities **unless altered at the discretion of a covered entity**”. The 2010 ADA Standard defines alteration as “remodeling, renovation, structural changes, wall changes, reconstruction, historic restoration”. Alterations on or after March 15, 2012 in buildings constructed before March 15, 2012 are required to be made compliant to the “**maximum extent feasible**”.

Determination of which standard (1991 ADAAG or 2010 ADA Standard) is applicable to this facility and the “**maximum extent feasible**” is beyond Terracon’s scope of work. We recommend consultation with legal counsel and, if determined necessary, the development and implementation of a plan for physical barrier removal that satisfies the requirements of the ADA.

Terracon evaluated the *Common Areas* of the facility for general compliance with Title III of the ADA utilizing the *2010 ADA Standards*. Title III (“Public Accommodations”) of the ADA, divides private buildings and facilities into two categories: “*Public Accommodations*” and “*Commercial Facilities*”. *Public Accommodations* are intended for the general public’s use. A *Commercial Facility* is intended for a private business and its employees. “Common” areas at this facility are considered areas of *Public Accommodation*. Administrative and service areas can be classified as a *Commercial Facility*, and there is no obligation under the ADA to remove barriers, except as needed for the landlord’s compliance with Title I of the ADA (Employment).

For the retail areas of this property (considered a “*Public Accommodation*”), the areas the Owner is responsible for ADA compliance are considered to be:

- An accessible route connecting public transportation stops, accessible parking spaces, public streets and sidewalks to each building on site.
- Parking available to the public,
- Exterior route from accessible parking to accessible building entrances,
- Interior public common area accessible route,
- Building common areas open to the public, including restrooms, elevators, etc.

At facilities with multiple buildings, each building should have at least one accessible space located near an accessible entrance, more if the number of parking spaces designated for such building requires additional accessible spaces. If only one space is required for any building, it should be van-accessible.

For the **multi-family** areas of this property, it is our interpretation that on-site *Public Areas* (i.e. access from a street to the leasing office, leasing office parking, and common areas that are intended for use by persons OTHER than residents or their guests) are considered a “*Public Accommodation*” under the ADA and subject to the ADA Accessibility Guidelines (ADAAG), which provide for accessibility features associated with:

- An accessible route connecting public transportation stops, public streets and sidewalks to the Leasing Office on site.
- Leasing Office parking available to the public,
- Exterior route from accessible parking to an accessible Leasing Office entrance,
- Leasing Office public area accessible route to areas open to the public, including restrooms,

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elevators, etc.

At facilities with multiple buildings, each building should have at least one accessible space located near an accessible entrance, more if the number of parking spaces designated for such building requires additional accessible spaces. If only one space is required for any building, it should be van-accessible.

An ADA Accessibility study was not performed at this presently vacant site. It is assumed that any redevelopment of this building would require compliance with current ADA standards and would be addressed in any plan set to include such areas as parking, building entrances, public restrooms, common area access, etc. As such, no costs have been included in this Report.

4.0 REPORT QUALIFICATIONS

4.1 Limitations

The services Terracon performed were general in scope and in nature. This Report is intended to provide a general overview of the building systems and our opinion of their overall condition based solely on our visual assessment. It has been performed using that degree of skill and care normally exercised by reputable consultants performing similar work. The activities of this survey included observations of visible and readily accessible areas. The observations were performed without removing or damaging components of the existing building systems. Consequently, certain assumptions have been made regarding conditions and operating performance. Comprehensive studies to identify, document, and evaluate every existing defect or deficiency, were not conducted. In some cases, additional studies may be warranted to fully evaluate concerns noted. In addition, system checks or testing of the equipment in the operating mode is beyond the scope of this assessment. It is recommended that contractor's bids be obtained for items that may represent significant expenditures.

Costs for normal maintenance activities have not been included in this Report.

The observations, findings, and conclusions within this Report are based on our professional judgment and information obtained during the course of this assessment based on the scope of work authorized. The opinions and recommendations presented herein are based on our observations, evaluation of the information provided, and interviews with personnel familiar with the property. No calculations have been performed to determine the adequacy of the facility's original design. It is possible that defects and /or deficiencies exist that were not readily accessible or visible. Problems may develop with time, which were not evident at the time of this assessment. The opinions and recommendations in this Report should not be construed in any way to constitute a warranty or guarantee regarding the current or future performance of any system identified.

The representations regarding the status of ADA Title III compliance were determined based on visual observation and without any physical measuring and, thus, are intended to be a good faith effort to assist the Client by noting nonconforming conditions along with estimates of costs to correct and are not to be considered to be based on a detailed study.

Costs and information contained in Draft Reports may be subject to additional input or further analysis prior to the issuance of the final report. This ongoing activity could ultimately alter the conclusions and data contained in the Draft Report. Draft-status information or partial release of a Report should only be utilized by interested parties with the knowledge that minor or substantial changes in the evaluations or recommendations could occur before the final Report is issued. Decisions and actions by the Client based on information contained in a Draft Report, prior to issuance of the final report should be undertaken only after careful review of this cautionary advisory.

4.2 Condition Evaluation Definitions

Good: Average to above-average condition for the building system or materials assessed, with consideration of its age, design, and geographical location. Generally, other than normal maintenance, no work is recommended or required.

Fair: Average condition for the building system evaluated. Some work is required or recommended, primarily due to normal aging and wear of the building system, to return the system to a good condition.

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Poor: Below average condition for the building system evaluated. Significant work should be anticipated to restore the building system or material to an acceptable condition.

4.3 Definitions of Cost Type

Immediate Repair Work (0 to 1 year) –The Immediate Repair Cost Analysis Table is an analysis of the estimated cost for immediate repair work defined as ‘one time’ costs estimated for repairs or replacements; the repairs or replacements needed immediately to bring the property to a sound, safe, and fully habitable condition. The list includes i) any items which pose potential danger to the health, safety, or well-being of building occupants, visitors, or passersby such as structural deterioration and failures, inoperable fire alarm systems, significant tripping hazards, building code violations; ii) items affecting tenancy or marketability such as lack of running water, out of service units, extensive damage caused by storm, fire or earthquake; iii) significant deferred maintenance items or non-working building systems such as HVAC systems, parking area repairs, broken windows and/or doors, leaking roofs, pest or rodent infestations; iv) building systems or system components that have far exceeded their expected useful life and require replacement or upgrade.

Replacement Reserve (Years 1 Through Assessed Term) – The Replacement Reserve is an analysis of the estimated cost for normally anticipated replacement for the major components of the improvements during the evaluation period. Reserve costs are typically defined as predictable and in some instances to be recurring within a specified future period. Items anticipated to be less than approximately \$3,000 to repair or replace are generally considered to be part of routine maintenance and are generally omitted from the Replacement Reserve. Unless specifically required, these costs are not intended to represent enhancements or upgrades to the existing property. The analysis is based on the physical assessment of the property, a review of maintenance logs and historical capital expenditures as well as any scheduled or in-progress capital improvement programs. The remaining life values are based on published historical performance data for comparable items with consideration for the present condition and reported service history. The cost estimates are provided in present day values. The annual costs are summed up in both present day values and the inflated amount. The actual inflation rate may vary over the length of the term.

General Opinion of Costs - The opinions of costs presented are for the repair/replacement of readily visible materials and building system defects identified that might significantly affect the value of the property during the evaluation period. These opinions are based on approximate quantities and values. They do not constitute a warranty that all items, which may require repair or replacement, are included. Estimated cost opinions presented in this Report are from a combination of sources. The primary sources are from Means Repair and Remodeling Cost Data and Means Facilities Maintenance and Repair Cost Data; past invoices or bid documents provided by site management; as well as Terracon’s experience with costs for similar projects and city cost indexes.

Actual costs may vary significantly depending on such matters as type and design of remedy; quality of materials and installation; manufacturer of the equipment or system selected; field conditions; whether a physical deficiency is repaired or replaced in whole; phasing of the work; quality of the contractor(s); project management exercised; and the availability of time to thoroughly solicit competitive pricing. In view of these limitations, the costs presented herein should be considered “order of magnitude” and used for budgeting purposes only. Detailed design and contractor bidding is recommended to determine actual cost.

These opinions should not be interpreted as a bid or offer to perform the work. All costs are stated in present value. The recommendations and opinions of cost provided herein are based on the understanding that the facility will continue operating in its present occupancy classification and general quality level unless otherwise stated. Information furnished by site personnel or the property management, if presented, is assumed by Terracon to be reliable. A detailed inventory of quantities for cost estimating is not a part of the scope of this Report.

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4.4 Advisory Notes

The following advisory notes are provided to discuss potential issues associated with budgeting practices, presence of potential hazardous materials, constructions products that may be defective or have a shorter useful life than anticipated for similar or alternative products used for the same purpose. The list of items addressed is not intended to list all such products, but includes some that could be present at this type of development.

Tenant-Responsible Expenses - It should be recognized that, even if a tenant is responsible for maintenance and replacement of certain equipment, such as their HVAC equipment according to their lease, situations can occur where the Owner may still be required to bear the cost of the replacement. Terracon has not included these potential costs in this Report.

Product and Material Recalls – The Consumer Product Safety Commission, as well as some manufacturers, will issue alerts or recalls on products or materials that are under review or have been determined to be defective or potentially dangerous under certain conditions. From time to time, we recommend that multi-family-type occupancies, in particular, check safety and recall information that is released from agencies and testing agencies about kitchen appliances, electrical components, as well as other building components and systems typically used at low-to-mid-rise residential and hotel occupancies.

Hazardous Materials - This Report does not confirm or deny the presence or absence of items such as mold, asbestos, environmental conditions or hazardous substances on this property.

Water Intrusion - Presence of excessive moisture and visible evidence of suspect mold development - Limited interior areas of the buildings to which access was provided, and where building elements were readily observable, were visually observed for the presence of excessive moisture and visible evidence of suspect mold development, if included as part of the authorized scope of work. No observations were conducted within concealed locations (behind wall and ceiling finishes, and other building components considered to be hidden conditions). No sampling or testing was performed in this assessment. In addition to our visual observation efforts, our questionnaire requested information from property personnel regarding their disclosure of any known excessive moisture or mold issues. The scope of this work should not be construed as a mold assessment.

Existing Roof Warranties – It is recommended that the Client investigate the transferability of the any in-place roof warranties to the new Ownership prior to any property transaction.

Retaining Walls – Although the observable face of a retaining structure may appear in good condition, quality and service life of retaining walls cannot be fully evaluated since distress in hidden components of the overall system may be a latent situation. The service life of the wall depends upon correct engineering assumptions, support soils, backfill type, drainage, proper construction techniques, and close quality control in the construction process. Various wall materials (concrete, stone, masonry, steel, wood/timber) can weather well, but concealed materials degradation can be occurring. Where such walls have the appearance of surface deterioration or exhibit an out-of-plumb characteristic, a follow-up structural-type evaluation may determine that a wall is stable; such retaining walls may continue to function for a substantial time with minor repair and without replacement.

Differences in wood specie, preservative treatment (or lack of), and quality of the wall's design/construction cannot be readily ascertained in wood/timber tie retaining walls. A wood member may tend to rot from the inside, especially if wood-destroying insects are present to accelerate deterioration but without significant visual indication. Wood/timber tie retaining walls may appear in good condition and therefore not be recommended for major replacement, since a visual determination of being in good condition cannot guarantee that accelerated deterioration will not occur later. An opinion to accept the wall without major replacement during a Report's evaluation term may be a realistic choice, depending upon a site's usage and that the retained soil is protected from long-term erosion, or if other soil slope stabilization methods would now be preferable to a wood/timber wall design.

Flashing and Sheathing - Exterior Wall Coverings – An exterior wall's underlying substrate and flashing materials are usually a hidden condition that indicates problems only well after storm water intrusion failures have caused damage to interior finishes. Wall siding products on typical residential or low-rise commercial structures ultimately rely on the integrity of the underlying sheathing and flashing materials to shed water. When these cladding / sheathing assemblies lack a drainage plane for storm water to migrate out of the wall assembly, the wrapping membranes and flashing components become even more critical to water resistance. Other types of membranes such as asphaltic felts and building papers can vary in type, but should not be considered true moisture barriers. Where moisture cannot escape from behind the felt or paper, rotting of the felt/paper can occur, as well as degrading of sheathing materials.

Installation procedures greatly affect the water shedding ability of a wall. Substandard workmanship can include poorly taped joints of wrap membranes, of sheathing and insulation panels, overdriven fasteners (automatic staple gun) that tear the membrane, holes from ladder damage, missing or badly installed flashing membranes at openings, at terminations of adjacent materials, and at wall/roof plane locations.

Manufacturer's recommendations should be followed regarding installation during extremes of outdoor temperature, which can affect quality and therefore the performance of buildings wraps and felts/building paper. Disintegration of building wrap products can occur when the wrapping membrane is exposed to sun and wind for greater than recommended by the wrap's manufacturer, such as longer than four months for certain products.

Wall openings require flashing to further protect against water migration. Treated sheet metals are traditional flashing materials, but different types of flexible flashings have become more common, such as a flexible peel and stick membrane stripping along the edges of the opening over the wrap. Sills and threshold locations require particular attention to flashing that is turned up and sealed to create a dam against water traveling back into the wall.

Some flashing materials favor installation at opposite temperature extremes; usage of asphaltic flashing membranes should be avoided in extreme heat and direct sun that can have almost immediate detrimental impact. Sun exposure for greater than 30 to 120 days (product dependent) on other flexible flashing membranes or building tapes is not recommended.

Wall assemblies that omit drainage planes have a greater potential for storm water to penetrate beyond the sheathing into insulation and finish materials, especially for Exterior Insulation Finish Systems (EIFS) products. Stucco-type materials should not be applied directly on a wrap membrane without using an intervening building felt/paper layer or other approved detail.

Wood or wood composite siding products should not be applied without an intervening space over the sheathing to allow an exit path for moisture. Cedar and redwood siding also have the potential to degrade membrane wraps, including felts, if the wood has not been sealed on the in-facing side (back-primed).

Where a wall assembly's water resistance is of specific concern, we recommend that localized destructive testing be performed to discover the underlying materials installed and its current moisture condition. Sampling locations should include openings and penetrations to determine actual sheathing, flashing, and sealant usage. Such testing work will not necessarily determine effectiveness of the envelope's air barrier or thermal performance of the wall assembly.

Roofing Replacement Costs – Costs for replacement are based on using the same construction-type as the currently in place roofing, unless otherwise noted. Making recommendations concerning specific roof replacement type and design requires in-depth testing and evaluation that are not part of this Report's scope. Where an overlay-type system is already in place, or when a property's owner/management considers using a recovery-type overlay system in lieu of a complete tear-off to expose the structural deck, the existing underlying substrate and conditions cannot be evaluated visually or within the scope of this Report. For purposes of confirming underlying conditions to accommodate an overlay-type system or replacement of only the membrane portion of an existing overlay system, additional testing is necessary, as well as verification by a manufacturer that it will accept the underlying substrate and conditions in order to fulfill Warranty requirements, achieve an estimated service life, as well as deliver performance characteristics.

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For the purpose of estimating a replacement dollar amount, a type of re-roofing system and its cost have been assumed, although confirmation that the system will be compatible with underlying conditions at the time of actual replacement will be required. The selected re-roofing type, along with its cost assumed by this Report, may no longer apply when unacceptable conditions are later found, with consequential additional costs not included in this Report such as for significant remediation of underlying components or when a complete tear-off procedure is then deemed necessary.

Costs for roofing recommendations necessarily assume that the building and roof superstructures will accommodate the roofing's loads or change in load patterns, if any; supplemental structural engineering verification may be needed at additional cost beyond this Report. All roofing recommendations or costs are intended to be confirmed by the property's Owner/management's roofing advisors and roofing installer at time of the roofing proposal. Applicable roof design requirements (storm drainage criteria, fire ratings, Code requirements, insurance company ratings, energy criteria, zoning, etc.) need to be further verified while soliciting proposals and prior to installation, which are beyond the scope of this Report. Note that overlay systems can have a shortened service life or voided warranties where installed over existing roof conditions that do not allow rapid storm water drainage or other localized situations, and which should be understood by Owner/property management as being an acceptable economic choice between cost and long-term performance.

Roof Skylights & Fall Protection – Evaluation of the safety measures for all personnel accessing roofs and while upon roof areas is wholly the responsibility of property ownership/management. Certain roof locations and conditions may require that fall protection has been installed at roof skylights, and which are further identified by OSHA (Occupational Safety and Health Act) standards and model building codes. Determining a roof's fall protection need or specific safety measure to be installed is not within Terracon's scope of work. Safety-type inspections of the fall protection provided at skylights or other roof areas, including their adequacy or current physical condition, are outside of Terracon's responsibility or its Report.

If a cost for fall protection at skylights is cited by Terracon, the cost shall be considered a budget-only amount and to be understood as Terracon's recommendation for property ownership/management to promptly commence and complete a professional analysis of the possible need and implementation of fall protection. Additional roof areas and conditions might need further evaluation than discussed in this Report. Analysis of all structural-type loads or loading conditions for skylights and their fall protection is beyond the scope of Terracon's Report.

Although fall protection at skylights and other roof areas can usually be accomplished by various means, selecting a method is the responsibility of the property ownership/management. If, in the judgment of property ownership/management, certain safety measures are needed or otherwise required by such agencies as OSHA (29 CFR Section 1910.23), or by a building code, the type and sufficiency of the specific safety measures shall be determined by a qualified party designing and installing the safety equipment as directed by property ownership/management. Websites for OSHA, roof skylight manufacturers, and the local code jurisdictions should be consulted for additional information concerning roof fall protection.

Fire Retardant Treated (FRT) Sheathing – In lieu of constructing a parapet above the roof, usage of fire retardant treated plywood (FRT) as roof sheathing 4-feet to either side of a tenant separation wall or fire separation wall was required in some jurisdictions. Typical installations occurred on medium- or steep-slope roofs in low-rise multi-family/townhouse buildings. A stamp on the attic side of the sheathing would indicate fire-retardant-treated materials. Although earlier usage may have occurred, the treatment method used between 1981 into the 1990s was prone to failure, causing the FRT plywood material to degrade when simultaneously exposed to high temperature, poor ventilation, and high humidity. Loss of structural strength, of fire protection capability, corrosion of fasteners, and possible deformation of roof shingles are characteristic in extreme cases, which could occur after 3 to 8 years of severe combined exposure. Lesser degradation occurs where attic ventilation is much greater and temperatures are lower. The affected plywood becomes darkened, brittle to the touch, and has a crumbly surface.

Roofs should not be walked where FRT plywood may have been used. Attic spaces should be properly ventilated to mitigate conditions that can cause FRT plywood to deteriorate. All areas should be monitored regularly for possible deterioration. We recommend that FRT plywood be replaced when the roofing is

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replaced. If a fire rating of the specific assembly is required, an alternative method of accomplishing this should be determined and approved by the building and fire departments. The cost of replacing suspect FRT plywood, as well as an estimated cost of accomplishing the required fire-rating, is not included in any cost table.

Energy Policy Act of August 2005 and Energy Independence Act of 2007 – Federal legislation has mandated that direct expansion (DX) cooling equipment, sized 1- through 5.5-nominal tons, single- and three-phase electric service, manufactured after June 19, 2008 shall have a minimum Seasonal Energy Efficiency Ratio (SEER) of 13. Within the next five years, it is speculated that minimum SEER ratings may be raised to 18 or 20. Further, due to the required reduction in the manufacture of refrigerant HCFC-22 since 2004, manufacturers began to provide SEER 13 and higher rated units in 2007 based on using refrigerant HFC-410A, the replacement for HCFC-22. Manufacturing of refrigerant HCFC-22 in 2015 will be limited to 10-percent of pre-2003 levels until final phase-out in 2020.

Air conditioning systems that use HFC-410A operate at much higher pressures than with HCFC-22. Direct conversion of in-place HCFC-22 equipment may not be practical. Consideration must be given to the age, efficiency, condition and pressure rating of the existing evaporator coils, condition of the air handlers or furnaces, length and diameter of refrigerant piping, and configuration of the mechanical ductwork and plenums. Prior to replacing an individual system, or implementing a broader replacement program, a registered professional engineer or licensed air conditioning contractor should be consulted.

Terracon's cost estimates provided in this Report assume that replacement condensing units compatible with the existing systems will remain available through 2011 or longer, however, the date that the client may realize the cost impact of these regulations may be sooner or later than can be estimated. Unless stated differently elsewhere in this Report, Terracon has based replacement and conversion costs on utilizing existing refrigerant piping and evaporator coils for use with refrigerant HFC-410A. Depending on equipment in place, replacement and conversion may also require evacuation of HCFC-22 refrigerant, flushing and cleaning the existing refrigerant piping of refrigerant and oils, installing a filter-dryer, replacing the thermal expansion device if required, and charging the system with R-410A. These costs are not included in our cost estimate.

Terracon recognizes that replacement or conversion strategies may differ at each property based on equipment ages, economics, availability of HCFC-22 refrigerant, and the extent of costs associated with consequential building alterations due to air conditioning equipment and system modifications. Actual costs of maintenance, replacement, conversion, or of collateral physical renovations to unspecified building components may vary over the next several years and be additional to the cost tables; hence Terracon recommends that a client consider establishing a contingency fund within its operating budget beyond any costs already reserved in the evaluation term. Complete replacement of the split DX systems, if required, could range from \$3,000 to \$5,000 per system.

Piping/Duct Insulation - Gaps, splits, and vapor barrier failure in various types of pipe insulation has been known to cause corrosion of metallic piping and ductwork within hydronic systems where the insulation either absorbs moisture or allows condensation to form on the piping and ductwork. Since condensation and related corrosion can potentially cause long-term deterioration and damage to piping and ductwork within hidden spaces, as part of the ongoing maintenance of buildings that have this type of piping and insulation, Terracon recommends a random inspection of the piping and ductwork and its insulation to verify that damage has not occurred. This condition can be latent and may require Ownership to open enclosed / sealed chase spaces.

Building Electrical Systems - Recognizing that a property's electrical distribution components are a mostly hidden condition, and that these systems must be maintained on a regular basis as part of an operating budget, property owners/managers should utilize a licensed electrician to routinely monitor electrical connections, grounding systems, and fault protection devices for signs of metallic corrosion, for overheating, such as softened, distorted, or charred insulation on a wire or of a component's casing, and for cracking of pre-1965 rubber-type wire insulation.

Reusing salvaged electrical components can require extensive prior examination and refurbishing since they may contain aluminum parts or other corroded or degraded materials that must be reconditioned, or

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be wholly rejected by a licensed electrician; testing agency-approved / listed new replacement parts are recommended. From time to time, property owners/managers should check recall announcements from the United States CPSC (Consumer Product Safety Commission) for in-place electrical equipment, including HVAC equipment.

When electrical equipment manufacturers go out of business, or when equipment becomes obsolete though still functional, or is being phased-out by manufacturers due to regulatory requirements, such as for T12 fluorescent lamps since July 2005 and T12 magnetic ballasts since March 2006, part shortages can occur for in-place equipment that may lead to replacing entire assemblies rather than a single component. In the case of T12 lamps and magnetic ballasts, retrofitting of existing lamp sockets and using electronic ballasts might be an option, but which would require a property's owners/manager to determine their most cost efficient conversion or replacement strategy.

Selecting a conversion or upgrade strategy for electrical equipment and fixtures is beyond the scope of this Report. Our cost opinions, or our assumptions of costs being a part of an annual operating budget or of a tenant's build-out activities cannot anticipate or direct a property owners/managers' strategy to incorporate new equipment, or when to participate in utility or manufacturer incentive and tax programs.

Aluminum Wiring - Certain properties of aluminum and aluminum-alloy wiring can cause deterioration of connections, possibly presenting a fire hazard even after years of service. The hazard lies in the overheating of connections, typically after carrying a heavy electrical load, such as a hair dryer or portable heater, for a sustained period of time. Increased loads are more typical today than in the 1960's and 70's when aluminum branch wiring was used. An aluminum version of type NM non-metallic sheathed cable (the common house wiring cable) became widely used through the 1960's and until around 1972. Facilities that have branch circuit wiring installed using aluminum, aluminum-alloy, and tin-plated aluminum (SINIPAL brand) wiring directly to fixtures should be considered a significant risk; such aluminum wiring types are prohibited for branch circuit wiring in new installations. Note that no corrective action to copper-coated aluminum wire connections is required since there is no known history reported of overheated connections associated with copper-clad aluminum wiring. Plated copper wire is also an approved wire-type requiring no corrective action. Note that approved aluminum-type wiring is permitted on the service-entry side of the main service breaker panel.

It was gradually recognized that certain properties of aluminum were causing problems with connections, and occasional electrical fires resulted from overheating of those connections. Aluminum is relatively soft, and as temperature increases, expands more than the metals from which connectors are made. When current flows through a connection, the connection becomes warmer. The expansion of the aluminum, confined under a screw terminal, generates tremendous pressure, so that the metal "flows" into the empty spaces in the connector. When the electrical load is removed, the aluminum cools and contracts, and a gap forms between the wire and the connector. The resulting loosely-fit connection results in a higher electrical resistance at the location that can result in arcing of the current, the formation of corrosion in the gap, and ultimately a further increase of the electrical resistance.

The industry recognizes the most sure and permanent solution is to rewire with copper. The use of a COPALUM crimp, which is a type of pigtail connection whereby copper is "crimped" (a full compression crimp connection) with the existing aluminum, is recommended by the National Fire Protection Association, UL and the US Consumer Products Safety Commission as the next best repair method. Two other repair methods are often recommended by electricians, (pig-tailing and the use of CO/ALR devices) but both have been proven to fail and while these repair methods are less expensive than COPALUM crimp connectors, neither of these repairs are considered acceptable by CPSC. It is our position, as stated by the CPSC that though it is believed that the use of CO/ALR approved devices can greatly reduce the most frequent failures, it is considered a less permanent repair than rewiring or the COPALUM crimp and that CO/ALR devices must be considered to be, at best, an incomplete repair and a temporary fix.

Aluminum wiring requires aggressive maintenance procedures such as checking of connections, checking main service panels, abrading the wiring at the connections and re-tightening annually, including the neutral bus. Besides checking aluminum-type wiring to receptacles and switches, inspection and maintenance or repair may be required of wire splices, and connections to built-in appliances as dishwasher, hot water heater, and HVAC equipment. Where approved repairs have already been done,

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the work should be re-inspected annually. Signs of an overheated device or connection should prompt immediate repair, including removal of cosmetic finishes that protrude over or into a receptacle box, like wall paper or any combustible material such as a non-metal cover plate. All repairs are considered to be dependent on the skill level and diligence of those conducting the work, which we cannot verify. Regardless of the method chosen for dealing with existing aluminum wiring conditions, outlets and switches, the connections in the circuit breaker panel and at all junction boxes should be checked and aggressive maintenance procedures be required by the Borrower/Owner and their Certified Electrician to assure the safety of the occupants of this facility going forward.

Bulldog Pushmatic Circuit Breakers – Reportedly, some of these breakers can become problematic late in their service life. They might trip frequently, or fail to trip, or become difficult to re-set after tripping. Close visual inspection of breaker panels at the branch circuit level might detect a developing problem with a high frequency of occurrence over the long-term. Reportedly, *Bulldog* brand *Pushmatic* 100-amp residential-type panels installed in the 1950's to early 1980s could experience this type of behavior. The breaker or panel may not feel hot to the touch. *ITE-Siemens* acquired the *Pushmatic* breaker design thereafter and appears to have made modifications that prohibit interchangeability with older *Pushmatic* breakers. A licensed electrician should be utilized promptly to inspect and determine a course of action for in-place *Pushmatic* panels, whether to develop an aggressive monitoring plan or a replacement program, although full replacement prior to full breaker failure is a likely recommendation having a substantial cost.

Corrosion in Potable / Non-potable Water Distribution and Drainage Systems – Various corrosive conditions, including destructive Microbial Induced Corrosion (MIC) activity, can be present in both potable and non-potable water distribution systems, such as in space heating/chilled water piping, as well as a building's sanitary plumbing system. Over time, this corrosion can result in chronic leaking of piping. Some piping installations may be more prone to accelerated degradation or blockage, such as low-sloped waste drainage piping, low-usage supply piping, exceedingly high-flow velocities in undersized pipe, or installations with numerous bends/irregular lay-out geometries. Poor initial installation practices may also promote corrosion. Particular defects, such as pinholes in copper, may exist without discovery until substantial damage has occurred. Such piping is considered a hidden condition, including insulated or wrapped or embedded piping, and will prevent adequate visual observation and therefore need to be part of preventative maintenance programs that could consist of flushing or videoing of these systems at recommended intervals. If testing identifies MIC, the treatment will vary depending upon the organism. Treatments include removal of microbial nutrient; providing accessibility for frequent cleaning; changes to the pH of the water; the use of suitable protective coatings; and the use of more-resistant materials.

No costs were included in this Report for significant testing or piping replacement unless otherwise specifically noted in the Cost Tables. Terracon did not perform any testing as part of our scope of work for this PCR. Although we did interview available persons knowledgeable with the property to determine whether historical chronic leaking has occurred, Terracon recommends regular testing and proactive maintenance to address this potential condition as part of an operating budget cost.

ABS Pipe - ABS (acrylonitrile-butadiene-styrene) pipe is black rigid, non-pressurized plastic pipe used as drainage and vent. Certain ABS piping, manufactured during specific times by particular manufacturers, has experienced circumferential-type cracking at joints with subsequent leakage. Certain manufacturers, between 1984 and 1990, produced the piping that has been the subject of litigation, but not all pipe manufactured by the identified manufacturers during those periods will crack. ABS pipe is marked on the outside wall; markings include manufacturer name, references to code specifications, and a date code, when translated, reveals the date of manufacture. Those manufacturers and time periods include, but may not be limited to: *Centaur*: January 1985 through September 1985; *Phoenix*: November 1985 through September 1986; *Gable*: periodically between November 1984 and December 1990; *Polaris*: periodically between January 1984 and December 1990; *Apache*: periodically between November 1984 and December 1990. Any drain/vent type ABS piping that has leaked or shows cracking should be further examined for manufacturer name and date. Most usage of this piping is typically enclosed within walls or ceilings and is considered a hidden condition. Maintenance personnel should undertake an inspection of their property where occasional openings in finishes or previous repairs have occurred and in attics/basements or crawl spaces where this piping might be exposed to view.

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**APPENDIX A
EXHIBITS**

Building Department Information Request

Subject:	4140-4146 Fremont Ave N, Minneapolis, MN	To:	Anger, Becky
		Dept:	Zoning / Building Department
Project Manager:	Jay Henning	Tel:	612-673-5095
Project No:	F2158516	Fax:	
		Email:	Becky.anger@minneapolismn.gov

Terracon Consultants has been commissioned to conduct a Property Condition Assessment Survey on the above Subject Property. Please respond to the following documentation/information requests:

1. Does the Subject Property have any outstanding building code violations? If "Yes", please include copies. Yes ☐ No ☐
2. Are there any existing or pending building or fire/life safety code requirements that the Subject Property would not be grandfathered and therefore compliance would then be mandatory? If "Yes", please briefly explain. Yes ☐ No ☐
3. Do you have any general or specific knowledge of any physical conditions (site or building) that negatively impact the Subject such as localized flooding, sanitary sewer back-up problems, etc.? If "Yes", please briefly explain. Yes ☐ No ☐
4. Is there any kind of inspection program? Please describe. When was the last inspection performed? Yes ☐ No ☐
5. Are there any municipal required procedure or mandated improvements that are triggered by a change of ownership/title such as: a re-inspection by the Building Department, the installation of sprinklers, installing water conservation devices, etc.? If so, what are they? Yes ☐ No ☐
6. What Building Code is enforced, and what is the local Zoning Ordinance classification of the property?
7. Please provide a copy of the Subject's Certificate of Occupancy.

Submitted by: _____

Date: _____

Thank you for your assistance. Please reply by letter/phone/fax/email. Should you have any questions or should there be any fees associated with providing the requested information, please contact Debbie Deason at the number listed below or email at debbie.deason@terracon.com.

October 7, 2015



Zoning/Planning Department Information Request

Subject:	4140-4146 Fremont Ave N, Minneapolis, MN	To:	Abdi, Suado
		Dept:	Zoning / Planning Department
Project Manager:	Jay Henning	Tel:	(612) 673-3000 X 2467
Project No:	F2158516	Fax:	
		Email:	Suado.abdi@minneapolismn.gov

Terracon Consultants has been commissioned to conduct a Property Condition Assessment Survey on the above Subject Property. Please respond to the following documentation/information requests:

1. Does the Subject have any outstanding zoning code violations within its file? If "Yes", please provide copies. Yes ☐ No ☐
2. Is the Subject within a Zoning District? If "Yes", please identify the Zone/District, when it was adopted and the specific signage and parking requirements. Yes ☐ No ☐
3. Is the Subject a currently permitted use? Yes ☐ No ☐
4. Does the placement, quantity or area of signage comply with current zoning requirements? Yes ☐ No ☐
5. Does the quantity of parking spaces comply with current zoning requirements? Yes ☐ No ☐
6. Are there any existing or pending zoning code requirements/regulations that the Subject would be considered an existing non-conforming use? If "Yes", please briefly explain. Yes ☐ No ☐
7. Was the Subject built "as of right"? If "No", what variances were necessary? Yes ☐ No ☐
8. In the event of a catastrophic loss, could the Subject be rebuilt to its current density? Yes ☐ No ☐
9. Are there any municipal required procedures or mandated improvements that are triggered by a change of ownership/title such as: new Use Permit or a re-issuance of Zoning Approval by the Zoning Department or Zoning Board of Appeals? If so, what are they? Yes ☐ No ☐
10. Please provide a copy of the Subject's Zoning Compliance Certificate, if any.

Submitted by: _____

Date: _____

Thank you for your assistance. Please reply by letter/phone/fax/email. Should you have any questions or should there be any fees associated with providing the requested information, please contact Debbie Deason at the number listed below or email at debbie.deason@terracon.com.

Terracon Consultants, Inc. Terracon Consultants, Inc. 13910 West 96th Terrace, Lenexa, KS 66215

P [913] 998-7393 F [913] 492-7443 terracon.com

Environmental



Facilities



Geotechnical



Materials

Fire Department Information Request

Subject:	4140-4146 Fremont Ave N, Minneapolis, MN	To:	John Fruetel / Fire Cheif
		Dept:	Fire Department
Project Manager:	Jay Henning	Tel:	(612) 673-2890
Project No:	F2158516	Fax:	
		Email:	Minneapolis311@minneapolismn.gov

Terracon Consultants has been commissioned to conduct a Property Condition Assessment Survey on the above Subject Property. Please respond to the following documentation/information requests:

1. Does the Subject have any significant outstanding fire code violations within its file? If "Yes", please provide copies. Yes ☐ No ☐
2. Is there an inspection program? If "Yes", please briefly describe. When was the last inspection performed? Yes ☐ No ☐
3. Are there any existing or pending significant fire/life safety code requirements that the Subject would not be grandfathered and therefore compliance would then be mandatory? If "Yes", please briefly explain. Yes ☐ No ☐
4. Do you have any general or specific knowledge of any physical conditions (site or building) that negatively impact the Subject such as lack of sprinklers that are required by code, inadequate alarm systems, back-up problems, etc.? If "Yes", please briefly explain. Yes ☐ No ☐
5. Any general comments or suggested life/safety improvements? Yes ☐ No ☐

Submitted by: _____

Date: _____

Thank you for your assistance. Please reply by letter/phone/fax/email. Should you have any questions or should there be any fees associated with providing the requested information, please contact Debbie Deason at the number listed below or email at debbie.deason@terracon.com.



Henning, Jay T.

From: Deason, Debbie M
Sent: Thursday, October 8, 2015 8:08 AM
To: Henning, Jay T.
Subject: FW: Email Ref: E91EC14568E19 > Re: FOIA Fire 4140-4146 Fremont Ave N, Minneapolis, MN(F215158516) 10-7-15

FOIA Reply

Thanks,
Debbie Deason
Senior Administrative Staff | West Central Region
Regional Facilities Services | Corporate Services Representative
Facilities Engineering Division

Terracon
13910 West 96th Terrace | Lenexa, Kansas 66215
Phone 913-998-7393 | Office [913] 492 7777 | Fax [913] 492 7443
debbie.deason@terracon.com | terracon.com/kansas_city



From: Minneapolis311@minneapolismn.gov [mailto:Minneapolis311@minneapolismn.gov]
Sent: Wednesday, October 7, 2015 5:56 PM
To: Deason, Debbie M
Subject: Email Ref: E91EC14568E19 > Re: FOIA Fire 4140-4146 Fremont Ave N, Minneapolis, MN(F215158516) 10-7-15

Dear Debbie,

We appreciate your email.

We only see open violation for Fire Inspections. We have sent this request to them to respond to you directly.

If there is anything else we can help you with please contact us. Thank you for emailing the City of Minneapolis.

Jordan

Minneapolis 311
Office 612-673-3000
Hours: 7 am - 7 pm (Monday - Friday) 8am - 4:30pm (Saturday - Sunday)
Email minneapolis311@minneapolismn.gov
www.minneapolismn.gov

Please take a moment to rate your experience with Minneapolis 311. Click on the link below to provide us with your feedback.

[311 Customer Feedback Form](#)

From: Deason, Debbie M <Debbie.Deason@terracon.com>
Sent: 2015/10/07 10:57:00
To: Minneapolis311@minneapolismn.gov <Minneapolis311@minneapolismn.gov>
Cc: Henning, Jay T. <Jay.Henning@terracon.com>
Subject: FOIA Fire 4140-4146 Fremont Ave N, Minneapolis, MN(F215158516) 10-7-15

To the All Departments:

Terracon is performing a due diligence inspection and would appreciate your assistance in completing the attached inquiry for building/zoning/fire department codes regarding CURRENT violations, only. Documentation is not necessary as the responses will suffice.

Subject property:

4140-4146 Fremont Ave N, Minneapolis, MN

Please feel free to forward to the appropriate department.

If you have any questions, please contact: Jay Henning jay.henning@terracon.com

Thanks,
Debbie Deason
Senior Administrative Staff | West Central Region
Regional Facilities Services | Corporate Services Representative
Facilities Engineering Division

Terracon
13910 West 96th Terrace | Lenexa, Kansas 66215
Phone 913-998-7393 | Office [913] 492 7777 | Fax [913] 492 7443
debbie.deason@terracon.com | terracon.com/kansas_city



Terracon provides environmental, facilities, geotechnical, and materials consulting engineering services delivered with responsiveness, resourcefulness, and reliability.

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APPENDIX B
PHOTOGRAPHIC DOCUMENTATION

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Terracon



Photo #1 South elevation of 4140/ 4142.



Photo #2 Exposed wood blocking between bell-style copings and south masonry wall.



Photo #3 Gap along south parapet at roof flashing.



Photo #4 Failed and improper roof repair at southwest corner.



Photo #5 West elevation; 4140-42 (1-story, right half), 4144-46 (2-story, left-half).



Photo #6 Wood slat in-fill of crawlspace window openings along west side.

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Terracon



Photo #7 Deteriorated mortar joints at low-to-high transition along west side.



Photo #8 Holes in improper roof repair at low-high transition along front parapet.



Photo #9 Looking east across the roof over 4140/4142.



Photo #10 Membrane repair and failed parapet flashing in southeast corner above 4140.



Photo #11 Metal wall panels along the south side of the 2nd level of 4144/4146.



Photo #12 Open, wood-framed structure at the southeast corner of 4144/4146.

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Photo #13 Roof wrapping around rear of 4144-46.



Photo #14 Improper flashing termination; gaps and dents in metal panels.



Photo #15 Looking east along the north side of 4144-46 roof after stepping out of 2nd floor window; also shows metal panel exterior.



Photo #16 Improper flashing termination along north side bell-style copings on shared wall with building to the north.



Photo #17 Spray-foam roof over 4144-46; deteriorated masonry at chimney.



Photo #18 Crack in monitor-style skylight.

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Photo #19 Example of one of many holes throughout the spray-foam roof.



Photo #20 Typical masonry on west (front) side of 4144-46.



Photo #21 Deteriorated masonry at northwest corner of 4144-46; abutting building to the north shows darker red brick.



Photo #22 East (rear) elevation along north property line.



Photo #23 Deteriorated masonry at northeast corner parapet.



Photo #24 Rear access to 4146 main level.

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Photo #25 Rear access to 4146 main level (right), 4144-46 rear stairway (left).



Photo #26 4144-46 rear access doors all lower than adjacent parking area; potential for trapped water adjacent to foundation.



Photo #27 East elevation.



Photo #28 CMU "bump-out" structure at the rear of 4142.



Photo #29 Rear access to 4142.



Photo #30 Damaged CMU and roofing above rear access to 4142.

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Photo #31 Deteriorated masonry and window jamb near 4142.



Photo #32 Cracking at masonry at rear access to 4140.



Photo #33 Rear elevation of 4140.



Photo #34 Cracked masonry at rear of 4140.



Photo #35 4140 front entrance.



Photo #36 4140 front entrance.

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Photo #37 4140- 2 of 4 front single pane glass units broken.



Photo #38 4140- enclosed ductwork above crawlspace.



Photo #39 4140- widespread staining and peeling/blistering finishes on south elevation.



Photo #40 4140- close up of prior photo.



Photo #41 4140- curled floor sheathing in front area.



Photo #42 4140- looking towards rear area on main floor.

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Photo #43 4140- additional staining/ peeling of south wall in rear area.



Photo #44 4140- downward deflection of floor in center of rear area.



Photo #45 4140- likely corrosion spots scattered across metal ceiling tiles.



Photo #46 4140- rear restroom.



Photo #47 4140- looking towards east (rear) basement foundation; possible settlement of rear column below floor deflection observed above.



Photo #48 4140- cracks in concrete topping between rear column and furnace.

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Photo #49 4140- northeast corner of basement.



Photo #50 4140- screw-based fuses and *Bulldog* Junior Vacu-Break disconnect switches.



Photo #51 4140- suspect microbiological growth on the floor joist in northeast corner.



Photo #52 4140- gas-fired water heater along south CMU foundation wall.



Photo #53 4140- gas-fired furnace.



Photo #54 4140- looking west into crawlspace.

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Photo #55 4142- front area at main area.



Photo #56 4142- rear, former kitchen space.



Photo #57 4142- suspect microbiological growth on stained/ bowed ceiling tile adjacent to several collapsed tile in the southeast rear corner of the space.



Photo #58 4142- collapsed ceiling tile towards the northeast rear corner of the space.



Photo #59 4142- inside the CMU "bump-out" seen on the rear, adjacent to the access door.



Photo #60 4142- rear restroom.

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Photo #61 4142- rear restroom.



Photo #62 4142- northeast corner of basement.



Photo #63 4142- northeast corner of basement.



Photo #64 4142- northeast corner of basement.



Photo #65 4142- electric in southeast corner of basement.



Photo #66 4142- corroded breaker box cabinets.

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Photo #67 4142- ridge in concrete slab near rear/ east end of basement.



Photo #68 4142- ABS drain pipe repair.



Photo #69 4144- looking rear/ east towards former kitchen space.



Photo #70 4144- moisture staining of south/ center rear ceiling of main level.



Photo #71 4144- ABS drain pipe on south wall.



Photo #72 4144- rear access door (arrow refers to opposite side of wall in next photo).

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Photo #73 4144- heavily buckled FRP on opposite side of south wall adjacent to rear access hall (see arrow in prior photo).



Photo #74 4144- mold on rear walls near restroom.



Photo #75 4146- looking northwest into front area of main level of 4146.



Photo #76 4146- rear area.



Photo #77 4146- buckled floor sheathing in rear area.



Photo #78 4146- evidence of moisture infiltration in northeast corner.

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Photo #79 4146- stained basement ceiling below warped sheathing observed in photo 77.



Photo #80 4146- separate tenant meters for two units on the main floor (4144 & 46) and four apartment units on 2nd floor.



Photo #81 4146- efflorescence along north CMU foundation wall.



Photo #82 4146- staining and efflorescence on west foundation wall.



Photo #83 4146- efflorescence permeating up through floor cracks near south end.



Photo #84 4146- one, each, water heater, boiler and furnace; matching units (except boiler) on other side of wall serving 4144.

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Photo #85 4144-46- mold on rear demising wall in center of basement.



Photo #86 4144- efflorescence permeating up through floor cracks near south end.

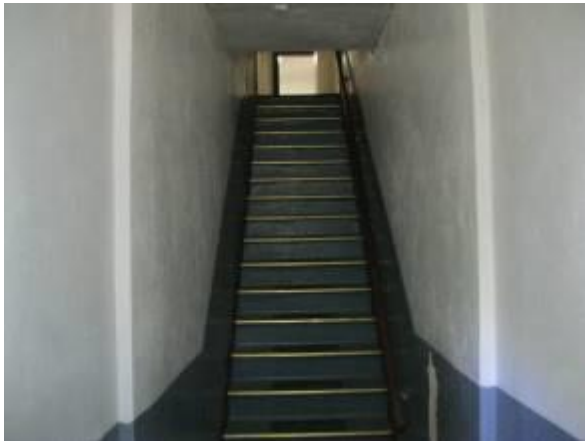


Photo #87 4144-46- rear stairway up to apartment units on 2nd floor.



Photo #88 4144-46- looking east through rear/central hallway.



Photo #89 4144-46- open screw-based fuse box high up on hallway wall.



Photo #90 4144-46- example restroom.

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Photo #91 4144-46- southeast corner bedroom.



Photo #92 4144-46- southeast corner bedroom.



Photo #93 4144-46- southeast corner bedroom; moisture stains at ceiling light fixture.



Photo #94 4144-46- southeast corner bedroom; peeling paint below windows.



Photo #95 4144-46- south/ central kitchen.



Photo #96 4144-46- southwest corner wall removed between kitchen and living room.

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Photo #97 4144-46- typical single-pane, wood-framed windows (some replacement with aluminum-framed units observed).



Photo #98 4144-46- southwest corner.



Photo #99 4144-46- front common stairway.